

176.0

0008

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

959,400 / 959,400

USE VALUE:

959,400 / 959,400

ASSESSED:

959,400 / 959,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
86		LANCASTER RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: VIRON MARK J	
Owner 2: BHASIN KOMAL	
Owner 3:	

Street 1: 86 LANCASTER ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1: LOMASKY BRIAN -
Owner 2: RAISIN ANNE -
Street 1: 86 LANCASTER ROAD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 6,930 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1997, having primarily Vinyl Exterior and 2448 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Street
s Street
t Gas:

BUILDING PERMITS
4/21/2017 458 Redo Kit 59,000 O kitch cabs & bath
1/24/1997 38 120,000 28X58 NEW HOUSE
11/4/1996 574 6,000 HOUSE/FOUNDATION

ACTIVITY INFORMATION
8/4/2018 Inspected BS Barbara S
7/3/2018 MEAS&NOTICE BS Barbara S
7/2/2012 External Ins BR B Rossignol
10/22/2011 MLS EMK Ellen K
3/4/2009 Meas/Inspect 163 PATRIOT
11/13/2008 Measured 345 PATRIOT
1/13/2000 Mailer Sent
1/6/2000 Measured 243 PATRIOT
5/29/1997 PM Peter M

LAND SECTION (First 7 lines only)
Use Code Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 6930 Sq. Ft. Site 0 70. 0.916

Sign: VERIFICATION OF VISIT NOT DATA	/	/	/
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IN PROCESS APPRAISAL SUMMARY
Use Code
101
Land Size
6930.000
Building Value
517,500
Yard Items
2,400
Land Value
439,500
Total Value
959,400
Legal Description
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
118893
GIS Ref
GIS Ref
Insp Date
08/04/18

Total Card / Total Parcel
959,400 / 959,400
959,400 / 959,400
959,400 / 959,400


Patriot
 Properties Inc.

USER DEFINED

Prior Id # 1:	118893
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	03:43:02

PRINT	
Date	Time
12/11/20	03:43:02
LAST REV	
Date	Time
08/29/18	08:42:23

apro
13814
13814
ASR Map:
Fact Dist:

Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 05 - Garrison	1	Rating: Good																	
Sty Ht: 2 - 2 Story																			
(Liv) Units: 1	Total: 1																		
Foundation: 1 - Concrete				Full Bath: 1	Rating: Good														
Frame: 1 - Wood				A Bath: 1	Rating: Good														
Prime Wall: 4 - Vinyl				A 3QBth: 1	Rating: Good														
Sec Wall: %				A HBth: 1	Rating: Good														
Roof Struct: 1 - Gable				OthrFix: 1	Rating: Good														
Roof Cover: 1 - Asphalt Shgl																			
Color: BLUE																			
View / Desir:																			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID											
Grade: C+ - Average (+)				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1									
Year Blt: 1997		Eff Yr Blt:		A Kits: 1	Rating: Good			Level	FY LR DR D K FR RR BR FB HB L O										
Alt LUC:		Alt %:		Fpl: 1	Rating: Average			Other											
Jurisdct:		Fact: .		WSFlue: 1	Rating: Good			Upper											
Const Mod:								Lvl 2											
Lump Sum Adj:								Lvl 1											
INTERIOR INFORMATION				CONDOS INFORMATION				Lower											
Avg Ht/FL: STD				Location: 1				Totals	RMS: 8	BRs: 4	Baths: 1	HB: 1							
Prim Int Wall: 2 - Plaster				Total Units: 1															
Sec Int Wall: %				Floor: 1															
Partition: T - Typical				% Own: 1															
Prim Floors: 3 - Hardwood				Name: 1															
Sec Floors: %																			
Bsmnt Flr: 12 - Concrete																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1																			
% Heated: 100		% AC: 100																	
Solar HW: NO		Central Vac: NO																	
% Com Wall		% Sprinkled: %																	
MOBILE HOME				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1											
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 176.0-0008-0008.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
19	Patio	D	Y	1	14X30	G	AV	2013	3.93	T	5	101			1,600		1,600		
19	Patio	D	Y	1	10X22	A	AV	2013	3.95	T	5	101			800		800		
More: N				Total Yard Items: 2,400				Total Special Features:				Total: 2,400				Image			
AssessPro Patriot Properties, Inc																			
																			